

MORTGAGE

DEC 10 11 16 AM 1954

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA, } as:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Johnnie Ferguson of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

organized and existing under the laws of the State of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Six Thousand Nine Hundred Fifty Dollars (\$6,950.00), with interest from date at the rate of four and one-half per centum (4-1/2%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty Eight and 64/100 Dollars (\$38.64), commencing on the first day of January, 1955, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 1979.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina: near the City of Greenville, being known as portions of lots nos. 42, 43 and 44 according to the plat of Washington Heights made by McDowell & Moore dated December, 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 107, and having according to a more recent survey by T. C. Adams dated December 8, 1954 entitled Property of Johnnie Ferguson of record in the R.M.C. Office for Greenville County in Plat Book HH at Page 181 the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Washington Loop, which iron pin is situate 14.9 feet east of the joint front corner of lots nos. 42 and 43 and which iron pin is situate 1174.2 feet west of the intersection of Washington Loop and Pine Street and running thence along the northern side of Washington Loop, N 69-45 W, 50.2 feet to an iron pin (which iron pin is situate 10 feet east of the joint front corner of lots 43 and 44); thence N 7-50 E, 136.5 feet to an iron pin in the rear line of lot no. 44 (which iron pin is situate 8.7 feet west of the joint rear corner of lots nos. 43 and 44); thence S 67-00 E, 79.7 feet to an iron pin in the rear line of lot no. 42; thence through the line of lot no. 42, S 20-15 W, 129.2 feet to an iron pin, point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

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